



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

WHISTLE PLACE HUNTING CLUB
PHILLIPS COUNTY, AR
ONE EQUITY SHARE | \$700,000



OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

WHISTLE PLACE HUNTING CLUB

PROPERTY PROFILE

LOCATION:

- Phillips Road 422
Helena, AR 72342
- Mississippi River Bottom
- Phillips County
- 13± Miles SW of Helena

COORDINATES:

- 34.387, -90.741

PROPERTY USE:

- Recreational
- Trophy Hunting
- Investment

PROPERTY INFORMATION:

- 3,200± Total Acres
- 60± Acres of Established Wildlife Plots
- 5± Miles of MS River Frontage

- 12 Total Shares
Owned by 7 Members
- Annual Dues \$5,000
- No Debt on Club
- All Timber Rights Owned
- Membership Subject
to Club Approval
- Elevated Cabin Lot
- Private Concrete Boat Landing
- Timber, Planted Hardwood,
Sloughs, Private Sandbar
- Trophy Deer, Duck,
Turkey, Dove, Small Game
- Established Duck Holes
with Blinds in Place
- Member Workdays
- Family Friendly Club
- Miles of Internal Roads



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WELCOME TO WHISTLE PLACE HUNTING CLUB

WELCOME TO WHISTLE PLACE HUNTING CLUB, A PREMIER MISSISSIPPI RIVER HUNTING PROPERTY LOCATED JUST SOUTHWEST OF HELENA, ARKANSAS, IN PHILLIPS COUNTY. Established in 2025, this low-membership equity club encompasses approximately 3,200 acres in the heart of the Mississippi River bottom and offers trophy whitetail hunting, waterfowl hunting, turkey hunting, dove and small game opportunities, private Mississippi River access, fishing, and a secluded camp setting. If you've been searching for an opportunity to get into a Mississippi River Equity Club, Whistle Place deserves a look.

Access to the property is provided from County Road 418. After crossing the Mississippi River levee, the secluded atmosphere of the river bottom becomes immediately apparent. A nearly one-mile gravel drive winds through the property and eventually leads to the Mississippi River and camp area. The club has developed elevated cabin lots situated above the flood zone. The existing cabin site did not flood during the historic 2011 Mississippi River flood. These lots give shareholders the opportunity to construct their own cabin on a slab rather than having to build an elevated structure requiring multiple flights of stairs and extra costs. Each cabin site offers a unique setting with views of the Mississippi River to the rear and wildlife habitat to the front. Water and underground electricity are available on-site, making future cabin development convenient for shareholders.



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MORE ABOUT WHISTLE PLACE HUNTING CLUB

Once you leave the camp area, the recreational opportunities seem endless. Miles of internal roads, along with access from the Mississippi River levee road, provide excellent travel throughout the property while helping hunters reach different areas without disturbing the entire property. Approximately 3,200 acres, excluding the 14± acre lodge site, are enrolled in the Wetlands Reserve Program (WRP), helping protect the property's wildlife habitat for generations to come. Years of habitat development are already evident throughout the club, and the recreational value should continue to improve as the hardwoods mature and the habitat becomes increasingly diverse.

When discussing trophy whitetail hunting in the Southeast, the Mississippi River Bottom is always part of the conversation, and Whistle Place is no exception. The club is situated in one of the most sought-after whitetail hunting regions in the country. The deer hunting is already at a trophy level, with the potential to continue improving through habitat development and proper management. More than 60± acres of established wildlife plots are currently in place, many with stands ready to hunt, and there is plenty of room to develop additional food plots. To date, the largest documented buck harvested on the property is a 163-inch bow kill.



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The waterfowl hunting may be just as impressive. The Mississippi River flyway has been synonymous with great duck hunting for generations, and Whistle Place sits directly in the heart of it. With 80± acres of standing corn, numerous holes planted in millet, nearby agricultural fields planted in crops, and the Mississippi River channel only a few hundred yards away in places, the property is positioned to attract migrating waterfowl throughout the season. Depending on Mississippi River levels, hunters can have numerous duck holes available across the property. At approximately a 28-foot river stage at Helena, there can be ten to twelve huntable waterfowl holes throughout the club. In addition, three diesel engine-driven wells are in place, giving the club the ability to provide water when mother nature does not cooperate.

The turkey population has also increased significantly in recent years, benefiting from quality habitat and a sequence of a few consecutive low water river years. Add in dove and small game opportunities, and Whistle Place provides something to pursue throughout much of the year. During the winter, you can easily envision mornings spent wing shooting followed by afternoons chasing Mississippi River whitetails. When hunting season ends, the Mississippi River keeps the property entertaining. Private river access provides opportunities for boating, fishing, and exploring one of the most unique natural environments in the country. During the summer, find a good eddy along the river, drop a line, and spend the afternoon catching Mississippi River catfish.



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Whistle Place Hunting Club is about more than a single hunting season. It is the type of property where families can spend years hunting, fishing, boating, riding, relaxing at camp, and making memories together. With approximately 3,200 acres of protected Mississippi River bottom habitat, established wildlife improvements, trophy hunting opportunities, private river access, and a low-membership structure, this is a great opportunity to start a new hunting chapter in the Mississippi River bottom. If you've been looking for an equity share club with the ability to build a private camp overlooking the Mississippi River, Whistle Place deserves your consideration.

Contact Michael Oswalt today to schedule your private tour of Whistle Place Hunting Club and experience #TheSmallTownWay.



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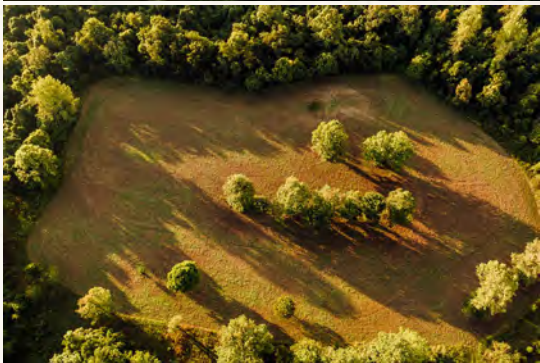
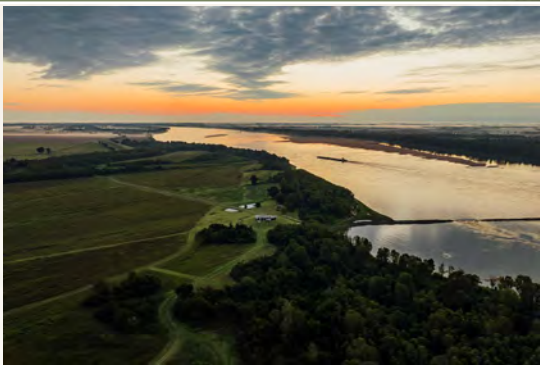
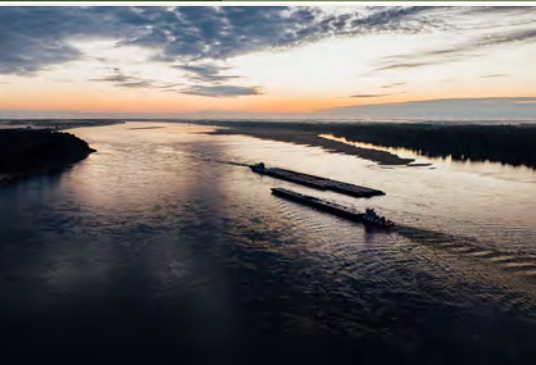
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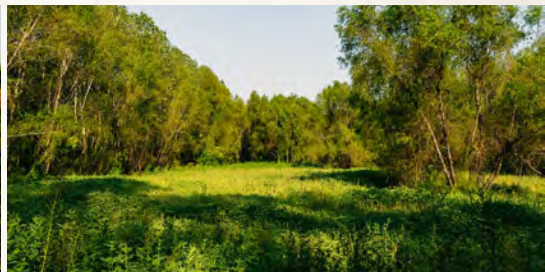
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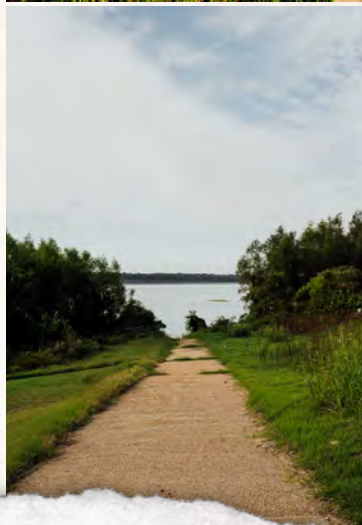
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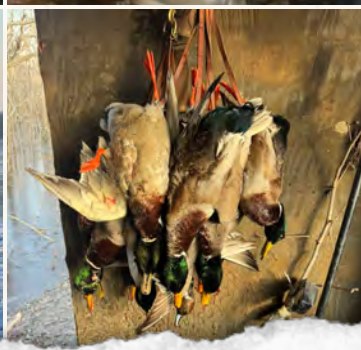
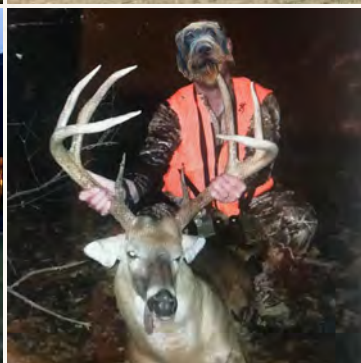
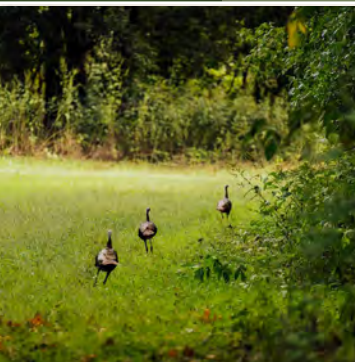
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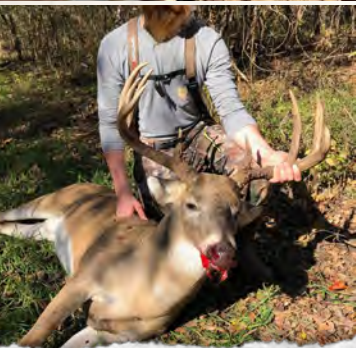
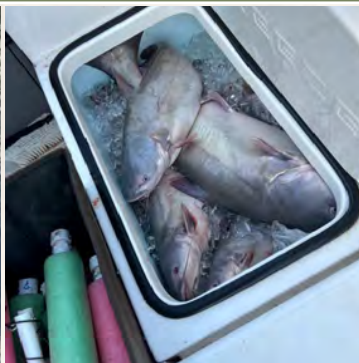
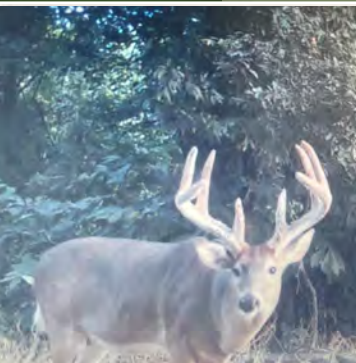
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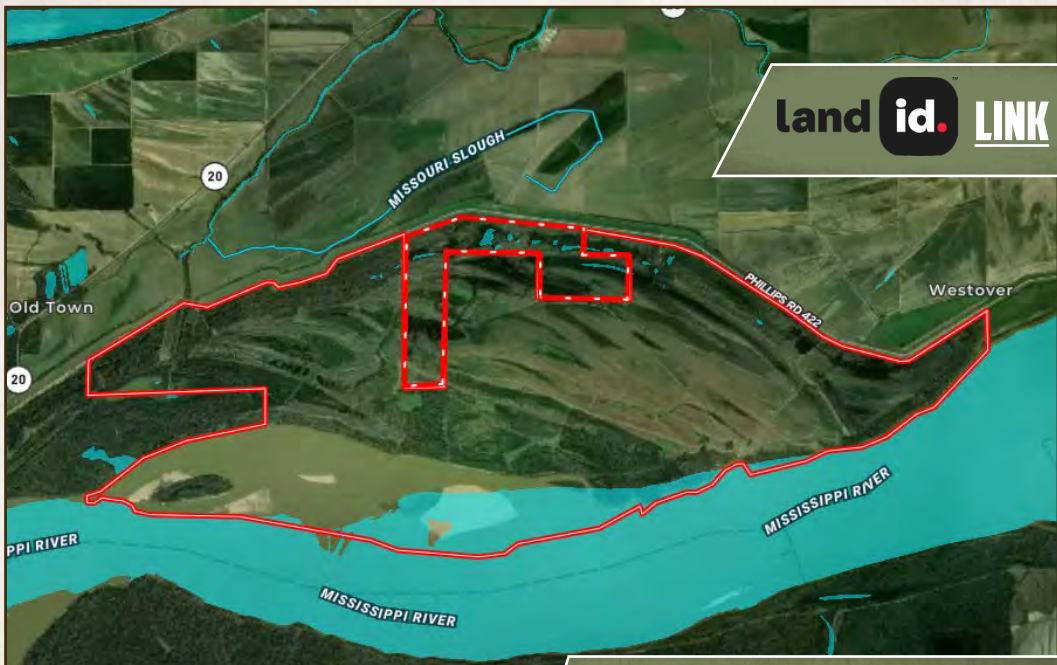
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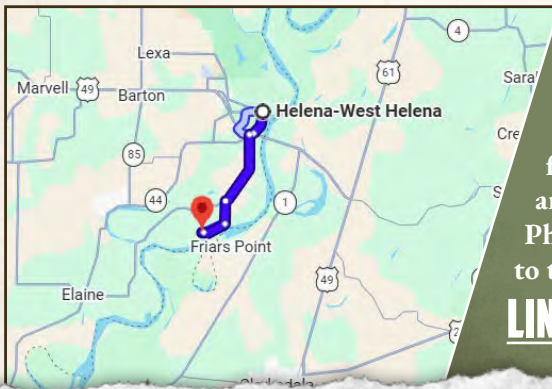
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Directions from Helena, AR: Travel on Biscoe Street for 1.6 miles. Continue south onto US-49 BUS for 0.4 miles. Turn left onto AR-20 and travel west for 6.2 miles. Turn left onto AR-20 Spur and proceed for 1.9 miles. Turn right onto Phillips Road 422 and continue for 2 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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